



April 20, 2011

Karen Dial
H.B. Drollinger Co.
President

John Ruhlen
Ruhlen & Associates
Secretary

Miki Payne
H.B. Drollinger Co.
Treasurer

Tracy S. Thomas
Coreland Companies

William F. Allen
HFH Ltd.

Heather Lemmon
The Real Estate Consultants
LB Property Management

Donald R. Duckworth
Executive Director

Mr. Kevin Jones
Hearing Officer for the City Planning Commission
City Hall
200 N. Spring Street, Room 621
Los Angeles, CA 90012

Re: Equity Office Properties Application for Development Agreement Amendment

Dear Mr. Jones,

The Westchester Town Center Business Improvement District (WTC) was formed by a coalition of property and business owners to provide improvements to revitalize and enhance the Westchester central business district, an essential commercial core of the City of Los Angeles. The WTC accomplishes this mission by providing a broad range of services including: ambassador, maintenance, beautification, marketing and policy development/advocacy. The focus of the WTC mission has always been to implement and maintain an attractive, comfortable, pedestrian-friendly, main street environment for the benefit of property and business owners, customers, visitors, tourists, and Westchester residents.

The WTC is writing in support of Equity Office Properties' application for an amended Development Agreement. The Equity Office Properties team met with the BID Board and has kept the Board updated on its plans to request that additional uses be permitted within the Development Agreement and that the lifespan of the Development Agreement be extended to ensure a responsive market is in place prior to development.

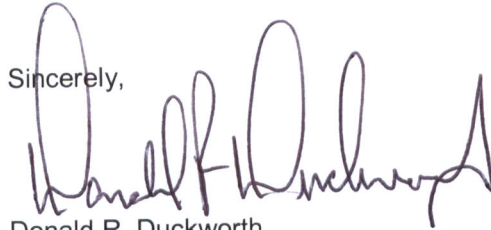
Based upon our conversations to date, WTC anticipates that Equity Office Properties will provide permanent funding to support landscape and streetscape improvements construction and maintenance as exists in the business district, including entry signage to match the "Welcome to Westchester" sign located in the median near the intersection of Lincoln and Sepulveda Boulevards. We anticipate that a fund will be established for this purpose that will generate yearly income to either WTC or Westchester Streetscape

Mr. Kevin D. Jones
April 20, 2011
Page 2

Improvement Association (WSIA) equivalent to the yearly costs for providing these services. Both the WSIA and the 11th Council District Office seem to be in agreement with such a development impact mitigation condition.

As we may be of additional assistance, please contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Donald R. Duckworth". The signature is fluid and cursive, with the first name "Donald" being the most prominent.

Donald R. Duckworth

Executive Director

C: WTC Board of Directors

WSIA Board of Directors

Council District 11 Office